

CITY COUNCIL ATLANTA, GEORGIA

02-O-0822

A Substitute Ordinance by: Zoning Committee

Z-02-26

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

<u>SECTION 1:</u> That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 80 Jackson Street, S.E./71 Lucy Street, S.E. (a.k.a. 76 Jackson Street, S.E./77 Lucy Street, S.E.) be changed from R-5 (Two-Family Residential) District, to the RG-3-C (Residential General-Sector 3-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 45 of the 14th District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2: If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3: That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4: That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy.

ADOPTED by the Council APPROVED by the Mayor

JULY 01, 2002 JULY 09, 2002

- 1. Site plan titled, "Site Plan", by William Stephenson Associates, PC, dated May 23, 2002 and stamped as revised/received by the Bureau of Planning on May 30, 2002.
- 2. The live workspace above the garage shall be utilized as office space only and shall not be converted as rental space for residential use.

Sheet 1 of 2

William Stephenson Associates, P.C. Architecture and Planning PO 8984 Atlanta, Georgia 31106-0984 404/724-9922 fax 404/724-9926

May 23, 2002 Calculations

Floor Area Ratio- .567
10,200 SF (total conditioned area, unheated garage area not included)
/ 17,991.79 SF= .567

Net Land Area- 11,351.24 SF (0.262 Acre)

Gross Land Area- (Triple frontage) 17,991.79 SF

Four townhouse units (16 units per acre, no CDP amendment required)

TOSR(Required) -.71x 17,991.79 SF= 12,774.30 SF

TOSR(Provided)- 13,439 SF

UOSR(Required)-.41 x 17,991.97 SF=7,376.71 SF

UOSR(Provided) -7,623.25 SF

Lot Coverage-5,056 SF/ 11,351.24 SF= .45

Public Space- 1,800 SF (green space)

Parking Spaces Per Dwelling Unit- 2 provided (1.1 required)

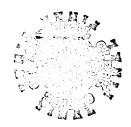
Front Yard Setback - (East side of property)-40' required /6' provided*
Half Depth Front Yard - (North side of property)-20' required / 10' provided*
Side / Rear Yard - (South side of property)-10.6' required / 20' provided.

*Indicates to face of conditioned space, not porch. Variance is required.

Sheet Zofz

Z-02-26

NPU-M Land Lot 45, 14th District, Fulton County 80 Jackson Street, SE,71 Lucy Street (aka 76 Jackson Street) and 77 Lucy Street, SE



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 45 of the 14th District (and also being in the City of Atlanta) and being more particularly described as follows:

Beginning at a point at the back of the sidewalk corner located at the intersection of the southerly right of way of Lucy Street and the easterly right of way of Jackson Street;

THENCE North 84 degrees 11 minutes 50 seconds East for a distance of 114.88 feet to a point at the back of sidewalk corner along the southerly right of way of Lucy Street:

THENCE South 21 degrees 16 minutes 00 seconds East for a distance of 97.92 feet to an iron pipe found at the base of a wall along the westerly right of way of Lucy Street;

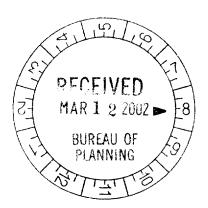
THENCE South 82 degrees 32 minutes 34 seconds West for a distance of 121.75 feet to an iron pin found along the easterly right of way of Jackson Street;

THENCE North 16 degrees 57 minutes 01 seconds West for a distance of 99.77 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.262 acre or 11.411 square feet.

Lucy/Jackson parcel file: c1388-4 Roeser Consultants, Inc. March 7, 2002



Z-02-26

Atlanta City Council

Regular Session

MULTIPLE

02-0-0827 & 02-0-0822

ADOPT ON SUB

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 0

Y Y	Smith Starnes Young Winslow	Y NV	Archibong Fauver Shook Muller	NV Y	Moore Martin Maddox Boazman	Y Y	Mitchell Norwood Willis Woolard
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(Do Not Write Above This Line)	Date Chair		Sand □1st & 2nd □ 3rd Readings
DINANCE Z-02-26 ZONING_COMMITTEE-	Committee	Committee	□Consent □V Vote ☑ftC Vote
AN ORDINANCE TO REZONE FROM THE R-5	June 26 2002	Date	CERTIFIED
(IWO-FAMILY RESIDENTIAL) DISIKICI TO THE RG-3 (RESIDENTIAL GENERAL- SECTOR 3) DISTRICT PROPERTY LOCATED	1	Chair	
AT 80 JACKSON STREET, S.E./71 LUCY STREET, S.E. (AKA 76 JACKSON STREET,	Fay Adv, Held (see New. side)	Actions Fav, Adv, Held (see rev. side)	
S.E./77 LUCY STREET, S.E., FRONTING 99.77 FEET ON THE EASTERLY SIDE OF JACKSON STREET BEGINNING AT THE	Und Subst to	Members	
SOUTHEAST CORNER OF LUCY STREET. PROPERTY ALSO FRONTS 97.42 FEET ON THE WEST SIDE OF LUCY STREET. DEPTH:	Have Bry seaf		7007 1 0 700
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OKNER: GREGORY B. EVANS APPI ICANT: WILLIAM L. STEPHENSON NPU-M COUNCIL DISTRICT 5	Rofer To	Rofor To	
	Committee	Committee	
ADOPTED BY	Date	Date	
JUL 0 1 2002	Chair	Chair	MANONE CLASS
	Actions Fav, Adv, Held (see rev. side)	Actions Fav, Adv, Held (see rev. side)	
	Members	Members	MAYOR'S ACTION
ADVERTISE & REFER ABOVERTISE & REFER 1 st ADOPT 2nd READ & REFER			
5602			June 2000
ZRB+Zoning			7007 g 🚣
	Refer To	Refer To	MAYOR